

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
September 3, 2014 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Ward led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Wayne Eggleston, Barton Crandell, Michael Smith, and Kathleen Ward; Chair pro tem Jim Ruehlin, Vice Chair Donald Brown, and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
Amber Gregg, Associate Planner  
Christopher Wright, Associate Planner  
Adam Atamian, Assistant Planner  
Thomas Frank, Transportation Engineering Manager  
Jennifer Rosales, Senior Traffic Engineer  
Zachary Ponsen, Senior Civil Engineer  
Ajit Thind, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS - None**

**5. MINUTES**

**A. Minutes from the Planning Commission Regular Study Session of August 6, 2014**

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY CHAIR PRO TEM RUEHLIN, AND CARRIED 6-0-1, WITH VICE CHAIR BROWN ABSTAINING, to receive and file the minutes of the Regular Study Session of August 6, 2014, as presented.

**B. Minutes from the Planning Commission Regular Meeting of August 6, 2014**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND CARRIED 6-0-1, WITH VICE CHAIR BROWN ABSTAINING, to receive and file the minutes of the Regular Planning Commission meeting of August 6, 2014, as presented.

**6. ORAL AND WRITTEN COMMUNICATION**

Alexander Maniscalco, Esq., representing the Loftin Firm P.C., Attorneys at Law, Carlsbad, CA, requested staff contact them for discussion of the Nonconforming Use Ordinance currently listed on the Commission's September 17, 2014, agenda, especially as it relates to motor home parks.

Ajit Thind, Assistant City Attorney, advised he has Mr. Maniscalco's contact information and will contact him following strategy discussion with staff.

**7. CONSENT CALENDAR**

Vice Chair Brown pulled both Consent Calendar items for brief discussion.

**A. Parking Prohibitions on Avenida De La Estrella (Rosales)**

Consider parking prohibitions on Avenida De La Estrella, on the southwest side, from approximately 218 feet north of the crosswalk at the intersection of E. Avenida Palizada for 20 feet northwesterly.

Jennifer Rosales, Senior Traffic Engineer, briefly reviewed the staff report and displayed a map indicating parking prohibition locations. Staff recommended approval of the prohibitions.

Vice Chair Brown commented that the existing parking prohibitions should be refurbished as the red curbs along the entire block have faded to a point that they are barely discernible. Staff agreed to refurbish the existing when the currently proposed areas are painted.

Chair Darden opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER EGGLESTON AND UNANIMOUSLY CARRIED TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO:

- PROHIBIT PARKING AT THE FOLLOWING LOCATION:  
AVENIDA DE LA ESTRELLA, SOUTH SIDE, AT THE

ALTERNATE DRIVEWAY SERVING THE 500 BLOCK OF EL CAMINO REAL BUSINESSES FOR 20 FEET ON THE SOUTHWEST CORNER, AND

- REFURBISH EXISTING PARKING PROHIBITIONS ALONG THE ENTIRE BLOCK AT THE SUBJECT LOCATION AS NEEDED.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**B. No Stopping on Calle Frontera (Frank/Rosales)**

Consider maintaining the existing parking prohibition and approving “No Stopping” on Calle Frontera, both sides, between Avenida Pico and about 1,600 feet west of Avenida Pico.

Jennifer Rosales, Senior Traffic Engineer, was available for questions. She noted that staff is coordinating with the school district and high school and the school will issue a graphic for parents indicating correct drop off procedures; advised the school is aware of the City’s intent to create the no stopping area; commented that the subject portion of the road was not designed for dropping off pedestrians/high school students. Staff recommended the Commission approve the staff recommendation as it will improve the safety of students, increase traffic efficiency, and ensure parents use the drop off area created by the school.

Vice Chair Brown requested staff ensure that buses will be able to stop at the adjacent bus stop; requested staff work with the high school to ensure that all parents are aware in advance of the no stopping prohibition before the issuance of citations. He supported the staff recommendation, noting that with the upcoming installation of bike lanes will complicate the intersection further and that the extension of Avenida La Pata should reduce the number of high school students at this high school.

Chair Darden agreed with Vice Chair Brown, and also said she felt that using Frontera as a drop-off area was dangerous, due to the narrow shoulder.

Commissioner Eggleston suggested that the subject area may be a good location for dropping off students; suggested that without this option it will be more inconvenient for kids and more cumbersome for parents; questioned whether other areas that allow stopping/drop off may be more dangerous for kids.

Commissioner Smith commented that there should be enough room on this 48 foot wide roadway to accommodate the drop off area. He stated that the biggest drop off area seems to be the Albertson’s parking lot, and noted the extreme traffic circulation during drop off times. He suggested staff consider improving the crosswalk and revising the intersection to

make the existing drop off behavior work rather than making it a larger problem and prohibiting drop off.

Thomas Frank, Transportation Engineering Manager, advised the high school's assistant principal supports the proposed no stopping prohibition in order to improve the efficiency of the overall drop off procedures, increase student safety, and increase efficiency of traffic around the school. He noted that within the last few years the City completed a major project to improve the circulation of the parking lot/drop off area/Avenida Pico. By dropping off students at this intersection, parents are increasing congestion, compromising safety for students and motorists, and creating more delay.

Chair Darden opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER WARD, SECONDED BY CHAIR PRO TEM RUEHLIN, AND CARRIED 6-1-0, WITH COMMISSIONER EGGLESTON OPPOSED, TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO MAINTAIN PARKING PROHIBITION AND APPROVE "NO STOPPING" AT THE FOLLOWING LOCATION: CALLE FRONTERA, BOTH SIDES, BETWEEN AVENIDA PICO TO THE DRIVEWAY AT 2021 CALLE FRONTERA.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**8. PUBLIC HEARING**

**A. 176 Avenida Cabrillo – Site Plan Permit 13-161/Cultural Heritage Permit 13-162/Conditional Use Permit 13-163 – Cabrillo Mixed-Use (Atamian)**

A request to consider a new mixed-use development consisting of a two-story commercial building and a separate two-story residence with basement level parking. The project is located at 176 Avenida Cabrillo within the Mixed-Use zoning district (MU3-A-CZ). The legal description is Lot 43, of Block 4, of Tract 779, Assessor's Parcel Number 058-073-43.

Adam Atamian, Assistant Planner, narrated a PowerPoint Presentation entitled, "Cabrillo Mixed Use, SPP 13-161/CHP 13-162/CUP 13-163, dated September 3, 2014." He advised the project as proposed meets all applicable code requirements; reviewed the project's architecture, site design, traffic/parking plans, and landscaping plans; summarized revisions made in response to recommendations provided during Design Review Subcommittee (DRSC) review; and stated that the project meets the purpose and intent of the General Plan and Design Guidelines. Staff recommended approval of the request as conditioned.

In response to questions from the Commissioners, Mr. Atamian advised that the curb cut needed to allow access to the site will take away one parking space on the street; noted the proposed design, which locates two buildings on the site, provides for parking between the buildings, not directly adjacent to the street; the project incorporates the Design Guidelines and results in less building massing and less grading of the site; advised the applicant does not have the option of only constructing residential in a mixed use zone; noted the ADA parking requirement must be complied with due to the required commercial component of the project.

Jim Pechous, City Planner, advised that the applicant is permitted through existing codes to reduce the required parking for mixed-use projects on small lots from 3.93 spaces down to 3 as a conditionally allowed use due to the small size of the residential and commercial units. In addition, the purpose of the reduction is to implement the General Plan's vision for distinct mixed-use zones that allow for a mixture of retail, office, and residential uses, achieve architectural quality, and integrate the mix of uses in the Downtown area. He noted this reduction has been part of the City's codes for at least 15 years. The proposed project meets the criteria for a parking reduction as well as all the required findings. He described the difficulties associated with developing a 4,000 square foot lot in a mixed use zone, and advised that this lot is exceptionally difficult to develop due to its steep topography. Although there is at least one other way to accomplish development on this lot in accordance with existing code, it would require increased massing of the building and could result in cookie cutter development up and down the street. The concept of the parking exception was created to allow alternative designs within the code restrictions.

Commissioner Eggleston suggested it was time for the Commission to start a discussion of how to resolve the parking issues in the Downtown area.

Commissioner Smith opined that the parking requirement of 3.93 spaces should be rounded up to 4 rather than rounded down to 3.

Michael Luna, representing the applicant, advised the project as proposed complies with all development standards; noted it is a two story structure with a basement parking garage; discussed development constraints associated with the topography of the site; opined the parking reduction is allowed due to concerns that lots would be undevelopable under existing code requirements and zone restrictions; noted that since the area has been designated as a Mixed Use zone, there have been very few properties developed due to difficulties complying with all requirements; described the project appearance, architecture, design details, outdoor spaces, and landscaping plans; noted without the existing provisions in the Zoning Ordinance allowing these types of projects and exceptions,

this site could not be developed in accordance with established guidelines. In response to a comment from Commissioner Eggleston, he noted that tandem parking is not an option with the type of structure proposed.

Chair Darden opened the public hearing.

Larry Culbertson, resident, opposed the project due to potential negative parking impacts in the Downtown area caused by the loss of one street parking space due to the curb cut as well as the parking exception. In addition, he questioned how the ADA parking space will be utilized and monitored for compliance.

Alan Korsen, resident and adjacent property owner, opposed the project due to light and shade blockage on his property, the setting of precedence for other properties on Avenida Cabrillo, potential negative impacts to the nearby Cabrillo Theater, and increased parking problems in the area. He suggested alternative designs, such as zero lot lines, removal of walkway to allow access to second story, and decreased commercial square footage. He suggested the project was finely tuned in order to take advantage of the parking reduction code provision.

Bryan Johnson, resident and owner of subject property, noted it has taken two years for his project to get to this step in the approval process. His background is architecture/construction and he and his wife are empty nesters looking to live in the Downtown area. After reading the City's codes, he was under the impression that this type of project is what the City wants for the area, and is surprised that there would be any opposition to a project that meets all requirements of the code. He agreed the City needs to look at parking solutions for the Downtown area, and suggested one solution would be to remove requirements that commercial uses are self parked and instead focus on providing parking out of the Downtown core to increase the pedestrian experience and encourage walking. He suggested that allowing two professional tenants, such as an accountant and a lawyer in the proposed commercial space may be better than one combined tenant space.

Chair Darden closed the public hearing.

Commissioner Crandell commented that the applicant in good faith designed the project to comply with codes currently in place. If the Commission feels the codes are not appropriate, they may want to revise this portion of the Code when it is reviewed. He noted all other property owners in the Mixed Use Zone have the same ability to develop their properties accordingly. Although the street is losing an existing parking space, the applicant has the right to a curb cut in order to access the property. This type of development would address many of the problems seen by the Commission on the recent Downtown walk. He appreciates

the low massing of the building in comparison to what could have been built. The project complies with the rules currently in place; questioning whether the rules are right or not is not at issue this evening. He agreed with the required findings and supported the project as proposed.

Commissioner Smith agreed that the applicant designed the project in accordance with the existing codes; suggested the Commission consider changing the code if appropriate when it is up for review. He questioned whether/how disabled drivers would be able to locate the handicapped parking space and suggested it may be unused, further hampering the parking on site. Disabled parking spaces should be out front and visible to those who need them.

Commissioner Ward established from City Planner Pechous that access to the required ADA parking space must remain open at all times and the applicant does not have the ability to park on the driveway. She was concerned that the first and second story of the commercial building has two separate accesses which means it will likely have two different tenants and generate the need for two parking spaces where only one is being provided. This would further impact Downtown parking.

Vice Chair Brown agreed the applicant had designed the project in accordance with existing code; commented that the exception was put in place in order to deal with small, difficult lots exactly like this one; commended the applicant for his thoughtful design, setbacks, and lush landscaping; and supported the project as proposed. He suggested that enticements such as reduced parking may be a useful and a needed tool to incentivize current owners to refurbish their buildings.

Commissioner Eggleston established from staff that a study session regarding discussion to resolve parking issues in the Downtown is being scheduled. He often witnesses employees/business owners parking directly in front of their own businesses. He would have liked tandem parking but understands that it would not be allowed with commercial uses. He supported the project because the applicant had designed the project in accordance with code, but disagreed with code provisions that allow reduction in parking spaces. He agreed the applicant could have put in a much larger building, which would have had a detrimental effect in the area.

Chair pro tem Ruehlin commented that one of the goals of the ordinance is to preserve the small lots in the Downtown area. If they are impossible to build upon, the City will end up with developers buying multiple lots and building massive structures. The applicant has complied with all requirements and proposed development envisioned by the General Plan. No variances or waivers have been requested, and the existing parking situation in the Downtown area is not the fault of this applicant. He

supported the provisions that allow development of smaller properties and supported the project as proposed.

Chair Darden agreed the City needs to address the existing parking situation in the Downtown area and noted the Planning Commission has addressed the issue several times and made recommendations to Council accordingly. In this situation, the applicant has designed a project that meets all City codes and is sensitive to the area. In order to provide additional parking, the project would have to increase its massing, which is against the General Plan's vision for the area. She understands what it is like to have a massive structure go in next door to a residential property, as she experienced it on her own property. She believes this is a much better option. While she felt that we need to look carefully at all parking strategies in the Downtown, Chair Darden did not have a concern at this time about the ability to round-down the number of parking places, as it is a useful tool that enabled the applicant to propose a smaller structure that better fits the vision for the area. She thanked Mr. Luna and Mr. Johnson for their proposal as it will bring beautiful architecture to Downtown and increase the street's connection to its Spanish Village by the Sea designation.

City Planner Pechous advised staff is currently working on a license plate survey of parking in the Downtown and should be presenting results shortly. He clarified that the two-year preparation period for this project was not due to delays in processing the application, but related to technical issues with ADA compliance and site engineering. He noted upcoming study sessions will also address grandfathering of parking and development standards in the Downtown area.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER EGGLESTON, AND CARRIED 6-1-0 WITH COMMISSIONER WARD OPPOSED, TO ADOPT RESOLUTION NO. PC 14-034, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 13-161, CULTURAL HERITAGE PERMIT 13-162, AND CONDITIONAL USE PERMIT 13-163, CABRILLO MIXED-USE, A REQUEST TO ALLOW A NEW MIXED-USE DEVELOPMENT CONSISTING OF A TWO-STORY COMMERCIAL BUILDING AND A SEPARATE TWO-STORY RESIDENCE WITH BASEMENT LEVEL PARKING LOCATED AT 176 AVENIDA CABRILLO.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]**

**B. 232 Avenida Fabricante – Conditional Use Permit 14-261 – Foundation Fitness (Wright)**

A request to consider a commercial recreation use, group instruction, within an industrial building. The applicant proposes to conduct group



fitness classes. The subject site is located in the Industrial Park zone of the Rancho San Clemente Specific Plan at 232 Avenida Fabricante, Suite 106, San Clemente, CA 92673. The legal description is Parcel Map 346-16 of Lot 3, Tract 14609, and Assessor's Parcel Number 933-57-307.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "Foundation Fitness, CUP 14-261, dated September 3, 2014;" recommended approval of the request as conditioned.

In response to questions, Mr. Wright advised the classes are spaced with a 10 minute enter/exit break; displayed a table indicating parking allocation for each unit on site and assuming full occupancy when calculated; noted an excess of available parking on site; advised a previous, similar use on site was established without obtaining a CUP and therefore illegal; noted one existing tenant's opposition to the proposed use.

Debbie Drasler, representing Foundation Fitness, advised her goal is a small activity type facility rather than a gym, featuring personal training in small group settings. All classes will be held inside, with the largest classes being held on Saturdays and early weekday mornings before the workday begins. Most people leave directly after class ends.

Ry Steinhoff, personal trainer and co-owner, was originally with So-Cal Boot Camp before he became an independent trainer. The facility is different from gyms in that there are no mirrors or mandatory measurements. Workouts are fun and playful and similar to adult physical education classes. In response to questions, he noted that no classes will be held in the parking lot; advised they want to be good neighbors and will turn down music if asked; stated the upstairs area will only be used for offices. The soundproofing materials will be installed if there is an issue with music spillage to adjacent units.

Chair Darden opened the public hearing.

Steve Yates, resident and adjacent business owner, questioned whether there is adequate parking if/when all units are occupied; advised currently each unit is allocated a certain number of parking spaces; noted in the past he has had problems finding parking in the lot. In addition, he is concerned about noise generated by the proposed use.

Alfred Gallegos, Placentia resident, business manager for Foundation Fitness, and client of Ry's, reiterated that the largest classes will occur on Saturdays and early weekdays before the regular workday begins. They have already purchased soundproofing materials to soundproof both sides of the building, and will install if there is an issue. Additionally, they will position the speakers away from other tenants and ensure there are no problems. The real focus of the facility is individualized personal training.

Chair Darden closed the public hearing.

Commissioner Ruehlin thanked Mr. Yates for airing his concerns; noted he is satisfied that there are actions that can be taken in the event noise issues occur. Although the proposed parking complies with existing code, he questioned whether any of the clients share rides to the site, and commented that although the use is in compliance, it still may be under-parked.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-033, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 14-261, FOUNDATION FITNESS, A REQUEST TO ALLOW A COMMERCIAL RECREATION USE, GROUP INSTRUCTION OF FITNESS CLASSES, IN AN INDUSTRIAL BUILDING LOCATED AT 232 AVENIDA FABRICANTE, SUITE 106, with the following revision:

Page 6, add condition no. 18 as follows, "The proposed use shall occur indoors only."

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]**

**C. 2717 Calle Del Comercio – Tentative Tract Map 14-108/Conditional Use Permit 14-109/Site Plan Permit 14-110/Architectural Permit 14-111 – Del Comercio Condos (Gregg)**

A request to consider a ten-unit, three-story, residential condominium complex, consisting of parking on the ground floor with residential units on the second and third stories. The project is located at 2717 Calle Del Comercio within the Residential High (RH) zoning district. The legal description is Lots 153-155, Tract 938 and Assessor's Parcel Number 060-073-08.

Amber Gregg, Associate Planner, narrated a PowerPoint Presentation entitled, "Del Comercio Condos, TTM 14-108/CUP 14-109/AP 14-111, dated September 3, 2014;" displayed site plans, elevations, and landscaping plans; indicated changes made following recommendations made during DRSC review. Staff recommended approval of the request as conditioned.

In response to questions, Ms. Gregg advised that although development guidelines suggest, but do not require inclusion of 1,000 square feet of common space for all to use, the applicant has chosen to provide 2,000 square feet of private recreation space distributed throughout the units and 260 square feet of common space. She believes this distribution

satisfies the intent of the guideline, as well as takes advantage of views offered on site. Additionally, she noted Beaches, Parks and Recreation Division is aware of the project and involved at the DMT level; noted the lighted tennis courts and public park adjacent to the site will be disclosed in purchasing documents.

Chris Harmon, project manager and applicant representative, thanked the Commission for hearing the project and Ms. Gregg for her efforts to date.

Michael Luna, project architect, advised the proposed architecture is termed "Hawaiian-Polynesian," and is a modern interpretation of an infusion of classic Hawaiian and Polynesian architecture. The property is blighted and the subject of many police calls. Although 12 units would have been possible, they elected to construct only 10 to take advantage of views and allow for private open space. The units feature quality features like enclosed garages, outdoor decks, covered spaces, lush landscaping, and view opportunities. Large areas of common space are typically best for multi-family rental units in dense areas. He believes condominium owners prefer private spaces. He doubled the amount of required space in the private decks and noted the adjacent park will be a resource for residents looking for common space/fresh air/open space. Each unit has its own garage behind solid garage doors. At this point in the process, he is not sure whether the main entrances will be gated or left open. Either way, the ceilings will be finished to screen equipment and down lights will be installed for security purposes.

Commissioner Smith established that lush landscaping will be installed in front to screen visitor parking spaces.

Chair Darden opened the public hearing.

John Jay, resident, is the block captain for the Neighborhood Watch Program. He is concerned about this project's negative impacts on the existing shortage of parking in the area, especially with the proposed development of 10 other units nearby. He noted that many residents illegally park at the neighborhood park because there are so few spaces available on the streets. Additionally he is concerned with traffic safety and speeding on residential streets. Increased people will mean increased traffic and mayhem. Most residents have to walk along the street in order to travel to and from the park. He noted that many area residents have volunteered and contributed funds to help change the area from its earlier designation of "Crack Alley" to "Art Alley."

Vice Chair Brown suggested Mr. Jay contact Traffic Engineering staff to inquire about a traffic study for the street to determine if traffic calming measures are indicated. Ms. Gregg agreed to provide contact information for Thomas Frank, Transportation Engineering Manager, to Mr. Jay.

Chair Darden closed the public hearing.

Ms. Gregg reviewed the parking requirements for the development; noted the project is fully parked on site in accordance with applicable codes; indicated ADA parking spaces.

During discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- The open space guideline is satisfied with private open space rather than common areas.
- The open space requirement is most important for apartments to allow kids to have open space; people that choose to purchase condos are more interested in deck living and maximizing views.
- Although the development is located adjacent to a public park, the project is not relying on the public park to satisfy its open space requirements.
- Thanked Mr. Jay for providing testimony, being involved in neighborhood issues, and working to improve surroundings.
- Suggested staff consider assigning a planner to oversee the grass roots effort to improve the neighborhood.
- Thanked Mr. Luna for setting a unique tone for the "Surf Zone" area of the City.
- Elected to condition the project to require finished ceilings in the garage area.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-037, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 14-108, CONDITIONAL USE PERMIT 14-109, AND ARCHITECTURAL PERMIT 14-111, DEL COMERCIO CONDOS LOCATED IN THE RESIDENTIAL HIGH ZONING DISTRICT AT 2717 CALLE DEL COMERCIO, with the following revision:

Page 10, add Condition no. 24 as follows: "Project shall have a finished ceiling in the garage."

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]**

9. **NEW BUSINESS** - None
10. **OLD BUSINESS** – None
11. **REPORTS OF COMMISSIONERS/STAFF**
  - A. Tentative Future Agenda

- B. Minutes from the Zoning Administrator meeting of August 6, 2014
- C. Minutes from the Zoning Administrator meeting of August 20, 2014
- D. Staff Waiver 14-294, North Beach District Façade and Site Enhancement Program
- E. Staff Waiver 14-295, 3619 S. El Camino Real
- F. Staff Waiver 14-296, 316 Avenida Del Mar #2
- G. Staff Waiver 14-297, 316 Avenida Del Mar #3
- H. Staff Waiver 14-299, 704 Calle Puente
- I. Staff Waiver 14-307, 2931 Via San Gorgonio
- J. Staff Waiver 14-312, 3619 S. El Camino Real
- K. Staff Waiver 14-314, 341 Calle Pescador
- L. Staff Waiver 14-317, 218 Avenida Pelayo
- M. Staff Waiver 14-320, 621 Calle De Soto
- N. Staff Waiver 14-322, 406 Avenida Granada
- O. Staff Waiver 14-326, 219 Avenida Pelayo

Commissioner Eggleston requested staff add Discussion of Advanced Notice of Special Event Permits to the next meeting agenda.

**12. ADJOURNMENT**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED to adjourn at 10:03 p.m. to the Joint Council/Commissions/Committees meeting to be held on September 9, 2014, at 7:00 p.m., with social hour starting at 5:30 p.m. and dinner at 6:30 p.m. at the Municipal Golf Course located at 150 E. Avenida Magdalena, San Clemente, CA.

Respectfully submitted,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner